

-----Original Message-----

Sent: Wednesday, October 19, 2005 6:05 PM

To: ATR-Real Estate Workshop

Subject: "Competition and the Real Estate Workshop" -- Comment, Project No. V050015

To whom it may concern:

I am a Realtor / Real Estate Agent.

I do not agree with what the e-mail that I received by the National Association of Realtor's which gives me "prewritten "sections" of letters that summarize key issues to be discussed at the workshop". The Association is anti-competitive, pure and simple. They pass rules that discourage brokers from charging less than the ridiculously high 6% commissions, and push that commission in their literature; it may have made sense in the part before computers with the internet, but not today.

Some Real Estate Boards place ridiculous rules on the dissemination of information on their Multiple listing services, stating that you have to charge a certain amount to be listed and that you can't place that information on any other internet based site.

Private on-line communities should be allowed to have owners list their properties unimpeded by the dinosaur realtor associations that are out there. All the realtor's are doing with their anti-competitive practices is protecting a bunch of scared people who cannot adjust to a changing world.

Please make it easier for owners to list their properties without fear of retribution. Also, please apply some truth in advertising to those billboards that promise 2% or 2.5% commission. The truth is that they don't do a thing to attract clients and the owners end up paying twice the advertised commission, half to the buyer's agent.

Unfortunately, I must withhold my name for fear of retribution.